008.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,200 / 859,200
					USE VALUE:	859,200 / 859,200
					ASSESSED:	859,200 / 859,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62	-64	RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGADINOS MARIA &
Owner 2:	LANGADINOS EVANGELOS
Owner 3:	
Street 1:	64 RANDOLPH STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .074 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2096 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3205.000	446,300		412,900	859,200
Total Card	0.074	446,300		412,900	859,200
Total Parcel	0.074	446,300		412,900	859,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.92 | /Parcel: 409.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7566

GIS Ref

GIS Ref

Insp Date 10/21/17

!812!

PREVIOUS ASSESSMENT

Parcel ID: 008.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	446,300	0	3,205.	412,900	859,200		Year end	12/23/2021
2021	104	FV	426,200	0	3,205.	412,900	839,100		Year End Roll	12/10/2020
2020	104	FV	426,300	0	3,205.	412,900	839,200	839,200	Year End Roll	12/18/2019
2019	104	FV	332,500	0	3,205.	438,700	771,200	771,200	Year End Roll	1/3/2019
2018	104	FV	332,500	0	3,205.	320,000	652,500	652,500	Year End Roll	12/20/2017
2017	104	FV	312,000	0	3,205.	278,700	590,700	590,700	Year End Roll	1/3/2017
2016	104	FV	312,000	0	3,205.	237,400	549,400	549,400	Year End	1/4/2016
2015	104	FV	278,300	0	3,205.	232,300	510,600	510,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:03:40

LAST REV

Date	Time
12/01/20	12:39:08
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 812

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18937-245		3/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2008	1272	Manual	6,150					re-shingle over on

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Measured	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3205		Sq. Ft.	Site		0	80.	1.61	1									412,919						412,900	

Total AC/HA:	0.07358	Total SF/SM:	3205	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	412,919	Spl Credit		Total:	412,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.15095413
Const Adj.:	0.98490196
Adj $ / SQ:	204.044
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	606341
Depreciation:	160074
Depreciated Total:	446267

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

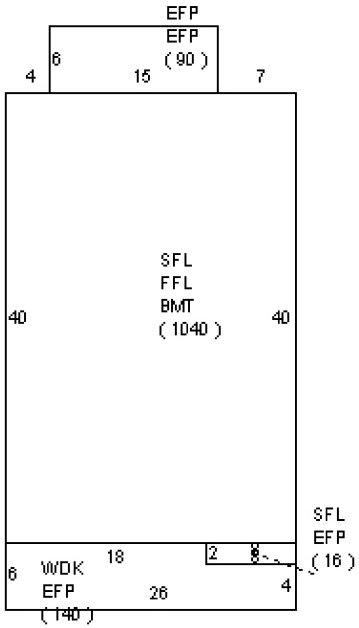
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	204.04
Special Features:	0	Val/Su Net:	123.56
Final Total:	446300	Val/Su SzAd	212.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	204.040	215,470
BMT	Basement	1,040	61.210	63,662
FFL	First Floor	1,040	204.040	212,206
EFP	Enclos Porch	336	34.790	11,691
WDK	Deck	140	12.940	1,812

Net Sketched Area:	3,612			Total:	504,841
Size Ad	2096	Gross Area	3612	FinArea	2096

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

008.0-0005-0003.0

IMAGE

AssessPro Patriot Properties, Inc